



Community Development
Planning Division
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July 20, 2012

Attn Joel D. Kalberer
Weatherford Thompson P.C.
130 W. 1st Ave.
P.O. Box 667
Albany, Oregon 97321

RE: THREE YEAR LANDSCAPE MAINTENANCE INSPECTION
Nypro Landscaping - (MLP07-00009 / LND08-00005)

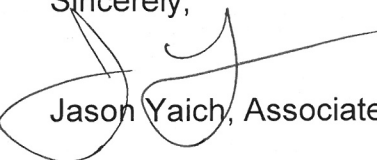
Dear Joel,

As you know, Nypro is obligated to maintain landscaping and irrigation within specific portions of property they formally owned at 4700 SW Research Way, as a condition of approval associated with Minor Land Partition case MLP07-00009. I understand, based on correspondence from you, that the property has been sold to a new owner.

Staff conducted a three-year landscape maintenance inspection on July 2, 2012, to assess the effectiveness of the on-going maintenance of previously installed landscaping, and to ensure that the 90% coverage requirement of the City's Land Development Code (LDC) is satisfied. During the inspection, staff noted that the standard is not satisfied, and that many of the original plants have died or are in poor health due to lack of maintenance / water. Additionally, some of the required trees appear to have been removed. The landscape security deposit, originally submitted on April 29, 2008, cannot be released until the City's code requirements have been satisfied.

Please review the conditions of approval for case MLP07-00009, and the approved landscape and irrigation plans (LND08-00005), and let me know how you wish to proceed. If you have any questions, please give me a call at 54-766-6577.

Sincerely,


Jason Yaich, Associate Planner